



# Minutes City of Sacramento Zoning Administrator

New City Hall, 915 I Street, Third Floor Conference Room  
February 14, 2008 -- 1:00 P.M.

The Zoning Administrator was created by the City Council. Its authority is found in the City's Zoning (Title 17) and Subdivision (Title 16) Ordinances, of the City Code and gives the Zoning Administrator the authority: to approve, conditionally approve, or deny Variances, Special Permits, Development Plan Reviews, Lot Line Adjustments, Time Extensions as well as Tentative Maps, Subdivision Modifications, and Post Subdivision Modifications for all subdivisions resulting in divisions of land into four or fewer parcels.

## NOTICE TO THE PUBLIC

You are welcome and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group. At the beginning of the meeting, the Zoning Administrator describes the hearing process procedure including the appropriate time for testimony to be given during the process.

**Notice to Lobbyists:** When addressing the Zoning Administrator you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

*Government Code 54950* (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order of agenda items is for reference; agenda items may be taken in any order deemed appropriate by the Zoning Administrator. The agenda provides a general description and is available for public review on the Friday prior to the meeting. Hard copies of the agenda and minutes are available at 915 I Street, New City Hall, 3rd Floor (.25 cents per page), during regular business hours or can be downloaded at ([www.cityofsacramento.org/dsd/meetings](http://www.cityofsacramento.org/dsd/meetings)).

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Development Services Department at (916) 808-8310 at least 48 hours prior to the meeting.



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(916) 808-5656

**MINUTES**  
**February 14, 2008**  
**New City Hall, 915 I Street, Third Floor Conference Room**  
**1:00 P.M.**

All items listed are heard and acted upon by the Zoning Administrator unless otherwise noted. Please turn off all cellular phones and pagers prior to entering the hearing room.

**Public Hearings**

Public hearing items may be reordered at the discretion of the Zoning Administrator. If you challenge the decision of the Zoning Administrator you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Zoning Administrator prior to the hearing.

- \*     **Z07-312**                    **ESTADIO AZTECA OFFSITE PARKING** (Noticed on 01/31/08)  
**Location:**                    **1960 Railroad Dr**, Council District 1  
  274-0200-007-0000, 274-0210-009-0000  
**Entitlements:**                Exempt per CEQA 15301-Existing Facilities.  
  Special Permit-Parking to locate required parking offsite under separate ownership for an existing indoor soccer arena on a 0.66+/- acre developed parcel in the Light Industrial (M-1) zone.  
**Contact:**                     Jason Hone, Planner, 916-808-5749; Sandra Yope, Senior Planner, (916) 808-7158  
**Action:**                        Special Permit approved subject to conditions and based on Findings of Fact.
- \*     **Z07-313**                    **2998 FRANKLIN BLVD. PHOTO STUDIO** (Noticed on 01/17/08)  
  Continued from 01-31-08  
**Location:**                     2998 Franklin Blvd, Council District 5  
  013-0123-015-0000  
**Entitlements:**                Exempt per CEQA 15305-Minor Alterations to Land Use.  
  Variance-Fence/Wall to waive the masonry wall requirement.  
  Variance-Setback to locate the required trash enclosure in a setback area.  
**Contact:**                     Robert W. Williams, Associate Planner, (916) 808-7686; Sandra Yope, Senior Planner, (916) 808-7158  
**Action:**                        Variance requests withdrawn, not required.
- \*     **Z08-003**                    **DE LA VEGA ACCESSORY STRUCTURE** (Noticed on 01/31/08)  
**Location:**                     1425 46th St, Council District 3  
  008-0333-014-0000  
**Entitlements:**                Exempt per CEQA 15311-Accessory Structures.  
  Special Permit-Accessory Structure to exceed maximum allowable wall height and maximum allowable overall height for detached accessory structure in the Single Family (R-1) zone, within the East Sacramento overlay zone.  
**Contact:**                     Jennifer Glen, Junior Planner, 916-808-4771; Sandra Yope, Senior Planner, (916) 808-7158  
**Action:**                        Special Permit approved subject to conditions and based on Findings of Fact.